

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		DAVIS AVE, ARLINGTON

## OWNERSHIP

Owner 1:	KARAGIANES SEAN R			
Owner 2:	GUTHRIE EMILY D			
Owner 3:				
Street 1:	18 DAVIS AVE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	MODRZYNSKI BARTOSZ J & NATALIA -		
Owner 2:	-		
Street 1:	16-18 DAVIS AVE #1		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Clapboard Exterior and 1515 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	
--------------	---------	--------------	---	-------------	-----	-------	---------------	-------	--------	--	------------	--	--------	--

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## Residential

**CARD****ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

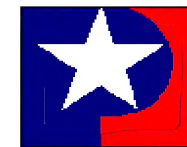
Total Card /

Total Parcel

**699,700**

**699,700**

**699,700**



**Patriot**  
Properties Inc.

**USER DEFINED**

Prior Id # 1:	146274
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	696,400	3,300		699,700		146274
							GIS Ref
							GIS Ref
Total Card	0.000	696,400	3,300		699,700	Entered Lot Size	
Total Parcel	0.000	696,400	3,300		699,700	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		461.85	/Parcel: 461.85	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	696,400	3300	.		699,700		Year end	12/23/2021
2021	102	FV	676,500	3300	.		679,800		Year End Roll	12/10/2020
2020	102	FV	666,500	3300	.		669,800	669,800	Year End Roll	12/18/2019
2019	102	FV	587,100	3300	.		590,400	590,400	Year End Roll	1/3/2019
2018	102	FV	520,400	3300	.		523,700	523,700	Year End Roll	12/20/2017
2017	102	FV	475,400	3300	.		478,700	478,700	Year End Roll	1/3/2017
2016	102	FV	475,400	3300	.		478,700	478,700	Year End	1/4/2016
2015	102	FV	440,100	3300	.		443,400	443,400	Year End Roll	12/11/2014

## SALES INFORMATION

## TAX DISTRICT

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

[illegible]

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_\_\_

Type:	99 - Condo Conv	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:	N - NONE	

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

## GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1910	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G6	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	55 - 7013

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM:	6			BR:	3		Baths:	1		HB 1

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	GV - Good-VG	10.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	10.8 %

## CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.34306931
Const Adj.:	0.99989998
Adj \$ / SQ:	409.595
Other Features:	89250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	780765
Depreciation:	84323
Depreciated Total:	696443

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

[illegible]

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

### SPEC FEATURES/YARD ITEMS

[illegible]

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	450.55	
Special Features:	0	Val/Su Net:	459.67	
Final Total:	696400	Val/Su SzAd	459.67	

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,515	409.600	620,53
Net Sketched Area:		1,515	Total:	620,53
Size Ad	1515 Gross Area		1515 FinArea	151

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
7						
7						
5						

## IMAGE

**AssessPro** Patriot Properties, Inc

